

MEMO TO: City Council

C8

FROM: Rosemarie Ives, Mayor

DATE: April 19, 2005

SUBJECT: **FINAL APPROVAL ORDER – SUNNYHILL FARM PHASE 2  
(PPL 99-003/PRD 99-001)**

**I. RECOMMENDED ACTION**

Move to approve the final plat of Sunnyhill Farm Phase 2 and authorize the Mayor to sign the final approval order.

**II. DEPARTMENT CONTACT PERSONS**

David Rhodes, Director of Public Works	556-2705
Bill Campbell, City Engineer/Assistant Director of Public Works	556-2733
Dick Barthol, Assistant City Engineer	556-2736

**III. DESCRIPTION**

Sunnyhill Farm Phase 2 (Attachments A1 & A2) is an 18 lot single-family residential subdivision located at approximately the 16800 block on the north side of NE 116<sup>th</sup> Street. This is the second phase of a multi-phase plat. Future planned lots within Tract N of Phase Two, coupled with Phase Two's 18 lots, and previously approved Phase One's 13 lots, will provide for the possible ultimate total of 44 lots contemplated within the approved preliminary plat.

The Final Approval Order (Attachment B) indicates that City Council on July 2, 2002, (Exhibit A) approved by motion the Sunnyhill Farm Planned Residential Development, subject to the conditions outlined in the Hearing Examiner's report dated April 10, 2002, and the Order on Request For Reconsideration dated June 11, 2002.

Staff has reviewed the list of conditions outlined in the Hearing Examiner's memos and has determined that the final plat of Sunnyhill Farm Phase 2, (PPL 99-003/PRD 99-001) conforms to the conditions.

All engineering plans have been approved for the site improvements and construction is nearly complete.

All documentation including plat bonds have been posted prior to recording the final plat to assure that the remaining plat requirements are followed.

#### **IV. IMPACT**

##### **A. Service/Delivery:**

The City will provide maintenance of the public streets and utility improvements that serve the plat.

##### **B. Fiscal:**

Maintenance of the public street will be provided by general fund revenues.

#### **V. ALTERNATIVES**

Approval of the final plat of Sunnyhill Farm Phase 2 would be consistent with previous action by the Hearing Examiner on this subdivision, and City Council approval of the planned residential development.

#### **VI. TIME CONSTRAINTS**

The subdivision developer is interested in obtaining building permits. This final plat approval and subsequent recording of the plat are necessary prerequisites to obtaining building permits within this subdivision.

**VII. LIST OF ATTACHMENTS**

- A. Vicinity Maps (A1 & A2)
- B. Final Approval Order

/s/  
David Rhodes, Director of Public Works

4/11/2005  
Date

Approved for Council Agenda /s/  
Rosemarie Ives, Mayor

4/12/2005  
Date

## ATTACHMENT B

CITY OF REDMOND  
FINAL APPROVAL ORDER  
FOR  
SUNNYHILL FARM PHASE 2 FINAL PLAT (PPL 99-003) AND PLANNED RESIDENTIAL  
DEVELOPMENT (PRD 99-001)

1. PURSUANT TO SECTIONS 20F.20.110 OF THE COMMUNITY DEVELOPMENT GUIDE, THE REDMOND TECHNICAL COMMITTEE HAS REVIEWED THE FINAL SUBDIVISION OF SUNNYHILL FARM PHASE 2 (PPL 99-003), PLANNED RESIDENTIAL DEVELOPMENT (PRD 99-001), AND HAS FORWARDED A WRITTEN RECOMMENDATION TO THE CITY COUNCIL.
2. THE CITY COUNCIL HAS CONSIDERED THE TECHNICAL COMMITTEE'S RECOMMENDATIONS AT A PUBLIC MEETING AND HAS GRANTED FINAL PLAT APPROVAL FOR SUNNYHILL FARM PHASE 2 (PPL 99-003), PLANNED RESIDENTIAL DEVELOPMENT (PRD 99-001), SUBJECT TO THE CONDITIONS OF APPROVAL SET FORTH IN THE HEARING EXAMINER'S MEMORANDUM TO THE MAYOR AND CITY COUNCIL DATED APRIL 10, 2002, AND THE ORDER ON REQUEST FOR RECONSIDERATION DATED JUNE 11, 2002 (EXHIBIT A), WHICH IS ATTACHED HERETO AND WHICH CONDITIONS ARE HEREBY INCORPORATED IN FULL BY THIS REFERENCE.
3. PURSUANT TO SECTION 20F.20.110(1) OF THE COMMUNITY DEVELOPMENT GUIDE, FINAL PLAT APPROVAL OF SUNNYHILL FARM PHASE 2 (PPL 99-003), PLANNED RESIDENTIAL DEVELOPMENT (PRD 99-001) IS HEREBY GRANTED, SUBJECT TO THE APPLICANT'S SIGNING THIS FINAL APPROVAL ORDER ACKNOWLEDGING AGREEMENT TO THE CONDITIONS OF APPROVAL SET FORTH IN THE ATTACHMENTS.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2005.

\_\_\_\_\_  
ROSEMARIE IVES, MAYOR

APPLICANT HEREBY AGREES TO EACH OF THE CONDITIONS OF THIS APPROVAL

\_\_\_\_\_  
APPLICANT

Pursuant to the Redmond Community Development Guide (RCDG) 20F.20.150(2)(g), and RCW 58.17.140, final approval must be acquired within five years of preliminary approval, after which time the preliminary subdivision approval is void. An extension may be granted by the Hearing Examiner for one (1) year, if the applicant has attempted in good faith to submit the final plat within the five-year time period. Provided, however, the Applicant must file a written request with the Hearing Examiner requesting the extension at least thirty (30) days before expiration of the five-year time period.